

# CITY OF GILLETTE PLANNING COMMISSION MINUTES OF THE REGULAR MEETING

City Council Chambers ~ City Hall  
July 12, 2016 ~ 7:00 p.m.

## PRESENT

Commission Members Present: Chairman Clark Sanders, Cindy Reardon, Jim Nielsen, Brenda Green and Todd Mattson

Commission Members Absent: Jennifer Thomas and Bill Ellingson

Staff Present: Michael Cole, Planning Manager; and Carol Best, Administrative Assistant

## CALL TO ORDER

A motion was made by Cindy Reardon and seconded by Jim Nielsen to call the meeting to order. Motion carried 5/0. Chairman Clark Sanders called the meeting to order at 7:00 p.m.

Chairman Sanders thanked Holly Pierce for her service to the Planning Commission for the past two years, and welcomed Todd Mattson and Brenda Green as new members of the Planning Commission.

## APPROVAL OF THE MINUTES

A motion was made by Jim Nielsen and seconded by Cindy Reardon to approve the Pre-Meeting Workshop and Regular Meeting Minutes of the City Planning Commission Meeting of June 28, 2016. Motion carried 5/0.

16.032SFP – FINAL  
PLAT – Lot 8A, Block 2,  
Original Town of Gillette,  
a Resubdivision of Lots 8,  
9, 10, 11 & 12, Block 2,  
Original Town of Gillette

Mike Cole presented Case No. 16.032SFP. Eischeid Investments, LLC, (the applicant) is seeking to combine Lots 8, 9, 10, 11 & 12 from Block 2 of the Original Town of Gillette Subdivision in order to form one lot.

Chairman Sanders asked if anyone had any questions. There were no questions.

Jim Nielsen made a motion to approve said case. Cindy Reardon seconded the motion. Motion carried 5/0.

16.035DP –  
DEVELOPMENT PLAN –  
Thunder Basin High  
School Amended  
Development Plan of  
Campbell County High  
School South Campus

Case No. 16.035DP was presented by Mike Cole. CCSD#1 (the applicant) is seeking approval to build a new track, field and stadium at the new Thunder Basin High School (existing Campbell County High School - South Campus). The original Development Plan was approved by the City Planning Commission and recorded on February 1, 2015 for the expansion of the High School Building and additional Parking Area. The original Development Plan did not include the track, field and stadium improvements. Planning Commission has final approval of Development Plans.

Chairman Sanders asked if anyone on the Planning Commission Board had any questions.

Jim Nielsen asked if any safety netting would be installed at the end of the discus field, to protect Slate Street, as, while rare, it is possible for high school athletes to throw 210-225 feet, and he has a concern for safety on Slate Street should a disc be thrown that far. Mike Cole responded that a chain link fence enclosure around the discus and shot put area, as well as the stadium area was proposed, but was not aware of netting at the receiving end, and that the field complies with Wyoming High School Association requirements for minimum sizes for these facilities.

Chairman Sanders asked for clarification of parking on the private drive on the north side of the stadium, as to whether parking would be allowed. Mike Cole responded that there have been discussions with the school district and their

consultants, and at this time, does not believe that there will be parking in that area for major events such as football games, and major track and field events. There is a proposed crosswalk to be located on the north side of the stadium that will provide access to the Thunder Basin High School locker rooms that are inside the building. The proposed stadium will include on the west/home team side, restrooms underneath the bleachers, a press box, to include an elevator for access to the press box, ticket booth, concession building and the maintenance building on the far southwest corner. On the east/visitor's side, there will be limited visitor concessions and restrooms as well as a ticket booth. On the north side there is a fairly large mechanical building that will be the distribution center for water/sewer/electric services to the facilities. It is his understanding that the playing surface will be artificial field turf with connections installed so that the field can be hosed/watered down to cool off the surface during extreme heat. There are numerous pole vault pits—the shot put area is on the southeast corner and the discus area is on the northeast corner. There is an existing jogging/cross country trail that was installed around the perimeter of the field complex several years ago that will be rerouted and will be relocated on the west end of the stadium to prevent conflicts from people from using it outside of event hours. As part of the original development plan, there were some ingress/egress improvements at the intersection of Enzi Drive and Sinclair. Those improvements will allow for more of an entrance into the parking area. The primary parking area will be that east lot of the existing south campus high school. As part of the improvements for the school expansion, they are building another lot at the intersection Saunders Boulevard and Christinck Rd - on the west side of the site. There is an existing crosswalk immediately north of Slate Street and a pedestrian crosswalk at the Shoshone/Enzi signalized intersection. During events where there are large crowds (likely 2-3 times a year when hosting a regional track and field event or a large football game), the parking facilities at the Rec Center will be utilized for overflow parking but for the majority of events, the existing parking lot and the new parking lot on the development site should be adequate. Additional parking for large events will also be available at the new Pronghorn Center parking lot across Enzi Drive currently being constructed. Egress from Slate Street onto Enzi will be evaluated once the school opens to determine if changes or improvements are needed at that intersection.

Chairman Sanders asked if anyone in the audience had any questions or concerns.

John Alt inquired how much parking is being planned for this phase of the project. Mike Cole responded that there is one lot at the intersection of Saunders and the south access road, currently under construction, and there are two existing parking lots located on the east and west side of the high school building. With the addition of the new parking lot and in combination with the existing parking that was original to south campus, there will be a total of 732 parking spaces, which is more than adequate for the high school itself, but does not address the concerns staff has for large capacity events that might occur once or twice a year. No additional parking will be added adjacent to the stadium area. The area on the west side of the final development plan map that could be interpreted as parking is actually irrigation lines on the existing soccer fields. Soccer fields will remain intact. The school district, through a separate agreement on a lot in the RC Ranch subdivision, immediately west of the existing soccer/practice fields, is going to relocate the practice field that currently exists at the location of the proposed stadium to the area where topsoil is currently stored to the west of the existing soccer fields.

Melinda Bauman stated that she is a neighbor to the Thunder Basin High School campus and her back yard faces the existing soccer fields. She has noticed stakes in the area of the proposed stadium and wasn't aware that a stadium was being planned for this area when she moved in two years ago.

She shared that even when there is a small soccer event, people park along Running W Drive and use the access gates along the south side and park along the access road as well. She is concerned that it will become worse with the new stadium and asked if the school is proposing that this parking will not occur during large events. Mike Cole stated that he lives in that neighborhood also and during the last year in particular has noticed an abundance of parking along Running W and the south access road. While the building is under construction, one of their primary parking lots is being used as a staging area. The new parking lot isn't constructed yet and is also being used as a staging area. City staff is hopeful that with the addition of those parking areas, there will be places in the parking lots for people to park for regular events rather than using on street parking on the access roads and along Running W. He understands that with the construction of the new facilities, additional security fence will be installed. There are some gates that access those practice fields from the RC Ranch subdivision—that is a discussion between the operations of the facility in terms of directing traffic toward the designated parking lots. With the improvements of the east parking lot, promoting that entrance at the Sinclair intersection will help alleviate some of the parking issues that have been occurring. Ms. Bauman asked if there are any local ordinances regarding light spill and light pollution from the stadium lighting. In researching this, her understanding is that the light poles need to be extremely high and is wondering if there has been any discussion in regards to shading, how many light candles will be used, etc. She is concerned about light coming in to homes adjacent to the new facility. Mike Cole responded that he was not aware of any light pollution ordinances; however, the electrical utilities division and building division will do everything they can to address this issue when the building plans are reviewed. Upon approval of this amended Development Plan, the school district will submit their building plans which will give the City an opportunity to review and discuss the concerns for that issue. Ms. Bauman expressed concern over the noise from the sound system. The current smaller sound system at the existing soccer fields can be heard over television and radio inside their home, sometimes reverberating from the walls. While it's not a daily occurrence, she has a concern due to the size of the stadium.

Dennis Stillman, representing Consolidated Engineering, the civil engineering firm representing CCSD#1 for this project, stepped forward to address the concerns expressed. The lighting issue was addressed during the design phase. While it would be impossible to completely block from neighborhood yards, every effort was made to keep it to a minimum. They worked with the lighting company to try to isolate the lighting to the field as much as possible. Regarding the sound concern, the sound system will be located on the scoreboard on the south side of the stadium and directed toward the north, away from the residential area on the south side. Concerning parking, Mr. Stillman pointed out on the presentation map that there are 192 additional spaces planned, half of that is required for student parking along with additional parking for events rather than parking on the streets. He doesn't believe they are going to allow parking on the south access road off of Christinck Avenue. They are talking about gating (temporary traffic barricades) on the north side of the stadium to avoid potential injuries from pedestrian/vehicle conflicts to players going back and forth between the stadium and the locker rooms in the building. It has been discussed with the Fire Marshall who has no concerns as long as fire trucks are able to go through that area, which would not be an issue. Mr. Stillman added that the term "stadium" is really not applicable and a bit misleading since there are merely aluminum bleachers/grandstands on each side of the field, and the elevator is required by code to comply with ADA standards since the press box is over a certain number of square feet. Chairman Sanders asked if there have been any preliminary discussions that would address the concerns for pedestrian gates along the south side next to RC Ranch and the parking that occurs along Running W Drive. Mr. Stillman answered that there hasn't been, but that when they built the running track several years ago he understood

those gates would be locked and the PE teachers would have keys. Mr. Stillman added that he will get with the school maintenance staff to find out why they are not being locked, as they didn't want people accessing that area for security reasons.

Kay Daly who lives on Saunders and is attending the meeting on behalf of herself and several other neighbors along that street who were unable to attend the meeting, stated that Saunders Blvd is striped with two lanes in and two lanes out with no striping in place for on-street parking. She had contacted the City Police Department to see if she could park her camper along there and in also speaking to other City Engineering staff, was told it was okay. She asked someone from the City if parking is allowed on that street during school events, and was told that it should possibly be changed to one lane each way with a turning lane. With the boulevard, there are no turning lanes, so if you park in front of your house, you are parking in the driving lane. Mike Cole responded that he will talk with City Engineering staff to evaluate this issue to see what can be done, as Saunders is a city street, maintained by the City.

Melinda Bauman stated that when they moved in to their home, the gates were locked. They contacted the school district to find out why there were locked, and were told that they should be open so that the public would have access to the school field facilities and to the school from the neighborhood.

John Alt added that as a point of reference, he would prefer to have the gates locked to stop people from trespassing on his property. He owns adjacent undeveloped lots and has had a problem with people pulling their vehicles onto the lots to watch the games resulting in mud/dirt being tracked onto the street. He then has to clean up the street. These motorists are also tearing up the grass, which has to be reseeded. He is concerned that when a substantial sized game is held, people will continue to park on those vacant lots. He is more concerned about the parking situation than the lighting and feels that how the gates are managed will have a big impact on the RC Ranch neighborhood.

Jim Nielsen made a motion to approve said case. Todd Mattson seconded the motion. Motion carried 5/0.

#### OLD BUSINESS

None

#### NEW BUSINESS

The next Planning Commission meeting will be held on Tuesday, July 26, 2016. Mike Cole reported that one case will be discussed at that meeting.

#### ADJOURNMENT

A motion was made by Todd Mattson and seconded by Jim Nielsen to adjourn the meeting. Motion carried 5/0. The meeting adjourned at 7:37 p.m.

Minutes taken and prepared by Carol Best, Administrative Assistant.